

Paul S. Figg  
(954) 712-5104  
pfigg@bergersingerman.com

July 22, 2016

**VIA EMAIL ATTACHMENT**

Federal Election Commission  
Office of Complaints Examination and  
Legal Administration  
Attn: Donna Rawls, Paralegal  
999 E Street, NW  
Washington, DC 20436

Re: MUR 7081

Dear Mr. Jordan:

This letter constitutes the initial response of Nicholas A. Mastroianni II ("Mastroianni"), Mark Giresi ("Giresi"), and Chic Boutique, LLC ("CBLLC") to the Complaint filed against them with the Federal Elections Commission on June 7, 2016 (the "Complaint").

The Complaint fails to comply with the requirements of 11 C.F.R. §111.4, and therefore, should be dismissed by the FEC. Specifically, the Complaint does not:

1. provide the full name and address of the complainant;<sup>1</sup>
2. differentiate between statements based upon personal knowledge and statements based upon information and belief;<sup>2</sup> and
3. contain a clear and concise recitation of the facts which describe a violation of a statute or regulation over which the Commission has jurisdiction.<sup>3</sup>

A complaint filed pursuant to 52 U.S.C. §30109(1) can be investigated only if it establishes "some legally significant facts" to support the alleged violations of law. *Democratic Senatorial Campaign Comm. v. Fed. Election Com'n*, 745 F. Supp. 742, 746 (D.D.C. 1990). While complaints certainly do not have to prove violations occurred, the alleged facts must present something that is, in the broad sense, "incriminating" and not satisfactorily answered by the respondents. (emphasis added) *Id.* In a complaint to the FEC, facts are either alleged by sworn testimony or through documentary evidence.

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<sup>1</sup> 11 C.F.R. §111.4(b)(1)

<sup>2</sup> 11 C.F.R. §111.4(c)

<sup>3</sup> 11 C.F.R. §111.4(d)(4)

The FEC should note that the complainant has no personal knowledge of any of the alleged "facts" set forth in the Complaint. The complainant's lack of any personal knowledge with respect to the allegations set forth in the Complaint is telling and should be viewed skeptically by the FEC, because 52 U.S.C. §30109(1) requires the complainant's allegations of personal knowledge to be made "under penalty of perjury and subject to the provisions of section 1001 of Title 18." In this case, the complainant has avoided being subject to the consequences for false testimony by failing to allege any personal knowledge of facts.

Without any allegations of personal knowledge on the part of the complainant, the allegations of the Complaint must be supported by legally significant documentary evidence. As set forth below, the only documents attached to the Complaint that could be considered legally significant evidence do not relate the contributions to Floridians for a Strong Middle Class at issue.

#### MASTROIANNI

The Complaint makes certain allegations regarding 230 East 63<sup>rd</sup> -6 Trust, LLC, which the complainant speculates ties multiple violations of federal election laws to Mastroianni. These allegations are predicated on the asserted "fact" that 230 East 63<sup>rd</sup> -6 Trust, LLC, which the complainant alleges was a Florida limited liability company, made two contributions to Floridian's for a Strong Middle Class and was dissolved shortly thereafter. The entity that contributed to Floridians for a Strong Middle Class was 230 East 63<sup>rd</sup> -6 Trust, LLC, a Delaware limited liability company. That Delaware LLC was incorporated on February 14, 2014, and remains in existence today. See *Exhibit A*. On October 30, 2014, it was that Delaware LLC purchased the penthouse condominium located at 230 East 63<sup>rd</sup> Street, Unit 6, New York City, NY 10065. See *Exhibit B*. Note that on page 9 of Exhibit B 230 East 63<sup>rd</sup> -6 Trust, LLC is described as a Delaware limited liability company.

The Complaint's allegations are not new. On March 11, 2016, the Florida Bulldog published an article making allegations regarding Mastroianni similar to those set forth in the Complaint. On March 17, 2016, on behalf of Mastroianni, I sent a letter to the Florida Bulldog pointing out that the article was defamatory *per se*. See *Exhibit C*. The Florida Bulldog subsequently corrected its article.

Aside from the allegations regarding 230 East 63<sup>rd</sup> -6 Trust, LLC, which have been disproven, the Complaint fails to allege any personal knowledge on the part of the complainant or documentary evidence of any violation of law or wrongdoing by Mastroianni. With respect to Mastroianni, the Complaint does not conform to the requirements of 11 C.F.R. §111.4 and must be dismissed.

**GIRESI AND CBLLC**

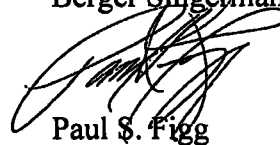
The Complaint fails to allege any personal knowledge on the part of the complainant or documentary evidence of any violation of law or wrongdoing by Giresi or CBLLC. With respect to Giresi and CBLLC, the Complaint does not conform to the requirements of 11 C.F.R. §111.4 and must be dismissed.

Notwithstanding the foregoing, should the FEC find the Complaint to meet the standard to proceed with an investigation, Mastroianni and Giresi (both individually and as a Managing Member of CBLLC) hereby offer to meet with FEC, as necessary, to address any outstanding concerns.

Thank you for your immediate attention to this matter.

Sincerely,

Berger Singerman LLP



Paul S. Figg

7242243-6

Paul S. Figg  
(954) 712-5104  
pfigg@bcrsingersingerman.com

March 17, 2016

**VIA EMAIL ATTACHMENT AND U.S. MAIL**

Broward Bulldog, Inc. d/b/a Florida Bulldog  
P.O. Box 23763  
Fort Lauderdale, Florida 33307  
[dchristensen@browardbulldog.org](mailto:dchristensen@browardbulldog.org)

Re: March 11, 2016 article entitled, "*Super PAC backing Rep. Murphy's U.S. Senate bid may have accepted illegal contributions*"

Dear Mr. Christensen:

This firm represents Nicholas Mastroianni II ("Mastroianni") adverse to you for any unwarranted and defamatory statements related to Mastroianni made or published by Broward Bulldog, Inc. d/b/a Florida Bulldog (the "Florida Bulldog"), Francisco Alvarado and/or Dan Christensen ([www.floridabulldog.org](http://www.floridabulldog.org) on different pages attributes authorship to two sources). On March 11, 2016, the Florida Bulldog published an article entitled, "*Super PAC backing Rep. Murphy's U.S. Senate bid may have accepted illegal contributions*." The Florida Bulldog website currently lists the author of that article as both Dan Christensen and Francisco Alvarado. The article states:

But it's the contributions tied to Mastroianni that raise questions. Mastroianni, who developed the \$150-million Harbourside Place in Jupiter, did not return phone messages or emails requesting comment. Florida corporate records list Mastroianni as the sole manager of 230 East 63rd-6 Trust LLC, which was formed on Feb. 14, 2014.

In October of the same year, the limited liability company purchased a Manhattan penthouse at 230 East 63rd Street, according to a property deed bearing Mastroianni's signature. Six months later, on April 22, 2015, the 230 East LLC was administratively dissolved. An active company with the same name is incorporated in Delaware, a state where secrecy masks the company's ownership and address.

On Sept. 2, five months after the Florida-based 230 East was dissolved, the company donated \$25,000 to Floridians. The PAC received another \$25,000 from the Florida-based 230 East on Dec. 14, 2015. (Mastroianni and three family members have also given a combined \$20,800 to Murphy's U.S. Senate

campaign. In addition, his son Anthony kicked in \$5,000 to Floridians.)

Your article contains several false statements, which you make as statements of fact. You then use these false statements as the foundation for accusations of criminal conduct by Mastroianni.

To begin with, Florida records only list one 230 East 63<sup>rd</sup>-6 Trust LLC. That entity is a Florida limited liability company. See Sunbiz record attached as Exhibit 1. Because you had only referred to the Florida entity, it is clearly the Florida entity you are referring to when the article states: "In October of the same year, the limited liability company purchased a Manhattan penthouse at 230 East 63<sup>rd</sup> Street, according to a property deed bearing Mastroianni's signature." However, as is clear from the property deed (the "Deed") to which you refer, the property was purchased by 230 East 63<sup>rd</sup>-6 Trust LLC, a Delaware limited liability company (the "Delaware Entity"). See Deed attached as Exhibit 2. The Deed makes several relevant facts clear:

- Mastroianni executed the Deed on behalf of the Delaware Entity;
- One address listed for the Delaware Entity is 1295 US Highway 1, North Palm Beach; and
- The Delaware Entity was actively engaged in business.

New York property records also show that the Manhattan penthouse continues to be owned by the Delaware Entity, which means the Delaware Entity is an active entity that owns substantial assets.

Notwithstanding these verifiable facts, you go on to state as fact: "On Sept. 2, five months after the Florida-based 230 East was dissolved, the company donated \$25,000 to Floridians. The PAC received another \$25,000 from the Florida-based 230 East on Dec. 14, 2015." This statement is false. In fact, the Delaware Entity made contributions in the amount of \$25,000 to Floridians for a Strong Middle Class (the "PAC") on September 2, 2015 and December 14, 2015. The PAC's records and filings reflect these contributions by the Delaware Entity and list the Delaware Entity's address as being in North Palm Beach, just like the Deed.

You also claim that the entity which purchased the Manhattan penthouse was administratively dissolved. As set forth above, the Delaware Entity purchased the Manhattan penthouse. Delaware records indicate that the Delaware Entity:

- was incorporated on February 14, 2014, just like the Florida Entity, and
- is currently active.

There was a Florida Entity that was incorporated on the same day as the Delaware Entity and was later administratively dissolved, but that Florida Entity had nothing to do with contributions to the PAC. From the Florida Entity's administrative dissolution, the article quotes Larry Noble

as saying, "If the company is no longer in existence, then that is a problem ... If [Mastroianni] only resurrected the company to make these contributions, that is some evidence that he was trying to hide himself. Then the question becomes, did he know that's illegal?" In other words, you set up a false premise and then have your "expert" draw a false and defamatory conclusion based on your false premise.

Because the article suggests that Mastroianni committed a crime based on false statements of fact and conclusions based on those statements, you have committed defamation *per se*. Your dissemination of these defamatory statements about Mastroianni will cause irreparable injury to him, his reputation, and his business interests. Mastroianni immediately demands that you:

1. Cease and desist from your unlawful defamation of Mastroianni.
2. Immediately remove and retract any and all defamatory statements you have made concerning Mastroianni on [floridabulldog.org](http://floridabulldog.org) and any social media platform, including but not limited to Yelp, Google, Facebook and Instagram, and instruct any party that has posted the article or any of the statements contained therein to do the same.
3. Publish a correction that acknowledges your lack of due diligence in checking facts underlying the article.

In the event such retraction and removal does not occur on or before 5:00 p.m. on March 22, 2016, Mastroianni will file suit against you, and each of the other individuals who have posted defamatory statements against Mastroianni without further notice to you. In the event you fail to meet this cease and desist demand, please be advised that Mastroianni will pursue all available legal remedies against you and your co-conspirators, including but not limited to seeking monetary damages, injunctive relief, punitive damages and an order that you pay court costs and attorney's fees. Your liability and exposure under such legal action could be considerable. The above is not an exhaustive statement of all of the relevant facts and law and Mastroianni expressly reserves all of its legal and equitable rights and remedies.

Sincerely,

BERGER SINGERMANN

Paul S. Figg

# Exhibit 1

120444MOMM

**FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company**

230 EAST 63RD-6 TRUST, LLC

**Filing Information**

Document Number	L14000026018
FEI/EIN Number	NONE
Date Filed	02/14/2014
Effective Date	02/14/2014
State	FL
Status	INACTIVE
Last Event	VOLUNTARY DISSOLUTION
Event Date Filed	04/22/2015
Event Effective Date	NONE

**Principal Address**1295 US HIGHWAY 1  
N PALM BEACH, FL 33408**Mailing Address**1295 US HIGHWAY 1  
N PALM BEACH, FL 33408**Registered Agent Name & Address**ALLISON, DONALD M  
33 SOUTHEAST FIFTH STREET  
SUITE 100  
BOCA RATON, FL 33432**Authorized Person(s) Detail****Name & Address**

Title MGR

MASTROIANNI, NICHOLAS A, II  
1295 US HIGHWAY 1  
N PALM BEACH, FL 33408**Annual Reports**

No Annual Reports Filed



**Document Images**04/22/2015 -- VOLUNTARY DISSOLUTION[View image in PDF format](#)02/14/2014 -- Florida Limited Liability[View image in PDF format](#)

[Copyright ©](#) and [Privacy Policies](#)  
State of Florida, Department of State

## ARTICLES OF DISSOLUTION

Pursuant to section 605.0707, Florida Statutes, this Florida limited liability company submits the following Articles of Dissolution:

The name of the limited liability company as currently filed with the Florida Department of State:

230 EAST 63RD-6 TRUST, LLC

The document number of the limited liability company: L14000026018

The file date of the articles of organization: February 14, 2014

A description of occurrence that resulted in the limited liability company's dissolution:

COMPANY WAS SET UP IN FLORIDA BY MISTAKE.

The name and address of the person appointed to wind up the company's activities and affairs:

NICHOLAS A MASTROIANNI II  
115 FRONT STREET SUITE 300  
JUPITER, FL 33477

I/we submit this document and affirm that the facts stated herein are true. I/we am/are aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in section 817.155, Florida Statutes.

Signature: NICHOLAS A MASTROIANNI II

Electronic Signature of authorized person

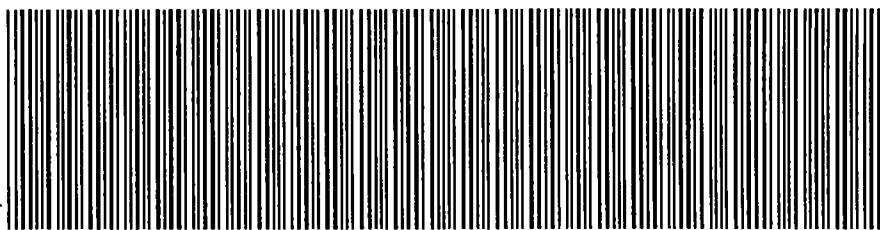
04/20/2015 11:44:07

# Exhibit 2

1704444071

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2014110700450001001E4C20

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 6**

**Document ID:** 2014110700450001

**Document Date:** 10-30-2014

**Preparation Date:** 11-12-2014

**Document Type:** DEED

**Document Page Count:** 5

**PRESENTER:**

CHICAGO TITLE INSURANCE CO. (PICK-UP)  
711 THIRD AVE, 5TH FLOOR  
3114-00104  
NEW YORK, NY 10017  
212-880-1200  
CTINYRECORDING@CTT.COM

**RETURN TO:**

CHICAGO TITLE INSURANCE CO. (PICK-UP)  
GOLENBOCK EISEMAN ASSOR BELL - JONATHAN HACKER  
437 MADISON AVENUE  
NEW YORK, NY 10022

PROPERTY DATA			
Borough	Block	Lot	Unit Address
MANHATTAN	1417	1006	Entire Lot 6 230 EAST 63RD ST
Property Type: SINGLE RESIDENTIAL CONDO UNIT			

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

230 E 63RD ASSOCIATES LLC  
12 WATER STREET SUITE 204  
WHITE PLAINS, NY 10601

**GRANTEE/BUYER:**

230 EAST 63RD - 6 TRUST LLC  
1295 US HIGHWAY 1  
NORTH PALM BEACH, FL 33408

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 62.00

Affidavit Fee: \$ 0.00

**Filing Fee:**

\$ 125.00

NYC Real Property Transfer Tax:

\$ 53,437.50

NYS Real Estate Transfer Tax:

\$15,000.00 + \$37,500.00 = \$ 52,500.00

**RECORDED OR FILED IN THE OFFICE**

**OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 11-22-2014 12:31

City Register File No.(CRFN):

2014000388804



*Annette M. Hill*

**City Register Official Signature**

2014110700450001

3114-00104  
New York

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**CONDOMINIUM UNIT DEED**

Dated: As of October 30, 2014

**230 E 63<sup>RD</sup> ASSOCIATES, LLC,**

to

**230 EAST 63RD - 6 TRUST LLC**

Premises known as:

The 230 E. 63<sup>rd</sup> Street Condominium  
Unit 6 (Penthouse)  
230 East 63<sup>rd</sup> Street  
New York, New York

Block: 1417  
Lot: 22 1006  
County: New York

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Record and return to:

Jonathan Hacker, Esq.  
Golenbock Eiseman Assor Bell & Peskoe  
437 Madison Avenue  
New York, NY 10022

**CONDOMINIUM UNIT DEED**

INDENTURE made as of this 30<sup>th</sup> day of OCTOBER, 2014, between 230 E 63<sup>RD</sup> ASSOCIATES, LLC, a Delaware limited liability company, having a place of business at c/o Michael Paul Enterprises LLC, 12 Water Street, Suite 204, White Plains, NY 10601 ("Grantor") and 230 EAST 63RD - 6 TRUST LLC, 230 E. 63rd Street, New York, NY 10065 ("Grantee").

**Witnesseth:**

In consideration of Ten (\$10.00) Dollars, and other good and valuable consideration paid by Grantee, Grantor hereby grants and releases to the Grantee the condominium unit described in Schedule A to this Deed.

TOGETHER with the benefits, rights, privileges, easements and subject to the burdens, covenants, restrictions provided for in the By-Laws and Rules and Regulations and easements all as set forth in the documents of the Condominium filed and recorded as aforesaid, all of which shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein.

SUBJECT TO all of the terms and conditions contained in the Declaration and By-Laws, as the same may be from time to time amended.

TO HAVE AND TO HOLD the premises therein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that it will receive the consideration for the conveyance and will hold the same as a trust fund to be applied first and for the purpose of paying the cost of the improvements before using any part of the same for any other purpose.

The use for which the Unit is intended is as a residential dwelling, subject to applicable governmental regulations and such other restrictions as are set forth in the Declaration and By-Laws. The Grantee accepts and ratifies the provisions of the Declaration, By-Laws and Rules and Regulations recorded simultaneously with and as part of the Declaration, and agrees to comply with all the terms and provisions thereof as the same may be amended from time to time by instruments recorded in the Office of the New York County Clerk.

The Grantor covenants that the Grantor has not done or suffered anything to be done whereby the Unit has been encumbered in any way whatsoever, except as set forth in the Declaration, By-Laws and Rules and Regulations, adopted pursuant to the By-Laws. This conveyance is made in the regular course of business actually conducted by the Grantor herein.

The terms "Grantor" and "Grantee" shall be read as "Grantors" and "Grantees" whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the Grantor and Grantee have duly executed this deed as of the day and year first above written.

230 E 63<sup>RD</sup> ASSOCIATES, LLC

By:

  
Michael D'Alessio, Manager

230 EAST 63RD -6 TRUST LLC

  
Nicholas A. Mastroianni II


Authorized Signatory

17044430745

ACKNOWLEDGMENTS

STATE OF NEW YORK )  
 ) ss:  
COUNTY OF NEW YORK )

On the 30<sup>th</sup> day of OCTOBER, 2014, before me, the undersigned, personally appeared Nicholas A. Mastroianni II, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.

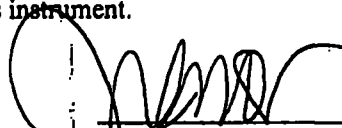
  
\_\_\_\_\_  
Notary Public

MIRYAM S. FULD  
Notary Public, State of New York  
No. 01FU6087250  
Qualified in Bronx County  
Commission Expires February 10, 2015

**SEAL**

STATE OF NEW YORK )  
 ) ss:  
COUNTY OF WESTCHESTER )

On the 22 day of OCTOBER, 2014, before me, the undersigned, personally appeared Michael D'Alessio, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.

  
\_\_\_\_\_  
Notary Public

JESSICA RAMOS  
NOTARY PUBLIC, STATE OF NEW YORK  
No. 01RA6107499  
QUALIFIED IN BRONX COUNTY  
MY COMMISSION EXPIRES APRIL 5, 2016

**SEAL**

STATE OF NEW YORK )  
 ) ss:  
COUNTY OF NEW YORK )

On the \_\_\_\_ day of OCTOBER, 2014, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument in Greenwich, Connecticut.

\_\_\_\_\_  
Notary Public



**SCHEDULE A**

**Legal Description of Unit**

That certain condominium unit in the condominium known as The 230 E. 63<sup>rd</sup> Street Condominium, designated and described as Unit No. 6 (Penthouse) in that certain Declaration of Condominium, dated as of August 15, 2014, made by 230 E 63<sup>rd</sup> Associates, LLC pursuant to the Condominium Act of the State of New York (Article 9-B of the New York Real Property Law) and recorded on September 30, 2014, in the Office of the City Register of the City of New York, County of New York (the "Register's Office"), in CRFN 2014000OCTOBER3182, and also designated as Tax Lot 32 in Block 1417 of the Tax Map of the City of New York and on the floor plans of said building, certified by Vail Associates and filed on September 30, 2014, with the Clerk's Office as CRFN 20140003142;

**TOGETHER** with an undivided 21.23%% interest in the Common Elements (as such term is defined in the Declaration).

The land subject to the said Declaration of Condominium is described as follows:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, being bounded and described as follows:

**BEGINNING** at a point on the southerly side of East 63<sup>rd</sup> Street, distant 180 feet westerly from the corner formed by the intersection of the westerly side of Second Avenue with the southerly side of East 63<sup>rd</sup> Street;

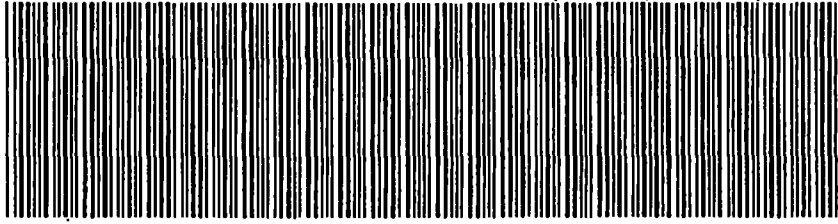
**THENCE** southerly parallel with Second Avenue, 100 feet 5 inches to the center line of the block;

**THENCE** westerly parallel with East 63<sup>rd</sup> Street, 25 feet;

**THENCE** northerly parallel with Second Avenue, 100 feet 5 inches to the southerly side of East 63<sup>rd</sup> Street;

**THENCE** easterly along the southerly side of East 63<sup>rd</sup> Street, 25 feet to the point or place of **BEGINNING**.

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2014110700450001001S82A1

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2014110700450001

Document Date: 10-30-2014

Preparation Date: 11-12-2014

Document Type: DEED

ASSOCIATED TAX FORM ID: 2014102000343

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT  
SMOKE DETECTOR AFFIDAVIT

Page Count

3

1

170114100001001S82A1

# CITY REGISTER

**FOR: CITY USE ONLY****C1. County Code**

**C2. Date Deed Recorded**

NOV 13 2014

Month      Day      Year

**C3. Book  
OR  
C5. CRFN**

**C4. Page****REAL PROPERTY TRANSFER REPORT**

**STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES**

**RP - 5217NYC**

## PROPERTY INFORMATION

1. Property Location	230	EAST 63RD ST 6	MANHATTAN	10065
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE

2. Buyer	230 EAST 63RD - 6 TRUST LLC	
Name	LAST NAME / COMPANY	FIRST NAME

[illegible]

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

LAST NAME / COMPANY	FIRST NAME

STREET NUMBER AND STREET NAME		CITY OR TOWN	STATE	ZIP CODE
-------------------------------	--	--------------	-------	----------

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

**4A, Planning Board Approval - N/A for NYC**

4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size                      FRONT FEET X                      DEPTH OR                      ACRES

**Check the boxes below as they apply:**

#### 6. Ownership Type Is Condominium

## 7. New Construction on Vacant Land

8. Seller Name 230 E 63RD ASSOCIATES LLC

[illegible]

**9. Check the box below which most accurately describes the use of the property at the time of sale:**

A	<input checked="" type="checkbox"/>	One Family Residential	C	<input type="checkbox"/>	Residential Vacant Land	E	<input type="checkbox"/>	Commercial	G	<input type="checkbox"/>	Entertainment / Amusement	I	<input type="checkbox"/>	Industrial
B	<input type="checkbox"/>	2 or 3 Family Residential	D	<input type="checkbox"/>	Non-Residential Vacant Land	F	<input type="checkbox"/>	Apartment	H	<input type="checkbox"/>	Community Service	J	<input type="checkbox"/>	Public Service

**SALE INFORMATION**

10. Sale Contract Date 2 / 19 / 2014  
Month Day Year

11. Date of Sale / Transfer 10 / 30 / 2014  
Month Day Year

12. Full Sale Price \$ 375000

( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

**14. Check one or more of these conditions as applicable to transfer:**

A	<input type="checkbox"/>	Sale Between Relatives or Former Relatives
B	<input type="checkbox"/>	Sale Between Related Companies or Partners in Business
C	<input type="checkbox"/>	One of the Buyers is also a Seller
D	<input type="checkbox"/>	Buyer or Seller is Government Agency or Lending Institution
E	<input type="checkbox"/>	Deed Type not Warranty or Bargain and Sale (Specify Below )
F	<input type="checkbox"/>	Sale of Fractional or Less than Fee Interest ( Specify Below )
G	<input type="checkbox"/>	Significant Change in Property Between Taxable Status and Sale Dates
H	<input type="checkbox"/>	Sale of Business Is Included in Sale Price
I	<input type="checkbox"/>	Other Unusual Factors Affecting Sale Price ( Specify Below )
J	<input checked="" type="checkbox"/>	None

**ASSESSMENT INFORMATION** - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Building Class R, 1 18. Total Assessed Value (of all parcels in transfer) 0

**17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional Identifier(s) )**

MANHATTAN 1417 1006

**CERTIFICATION PAGE**  
**(RP-5217NYC)**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

**BUYER:**

**230 EAST 63RD-6 TRUST, LLC,**  
a Delaware limited liability company

By: 

Name: Nicholas A. Mastroianni, II  
Title: Authorized Signatory

Date: October 30, 2014

Address (After Sale): 1295 U.S. Highway 1  
North Palm Beach, Florida 33408

**CERTIFICATION**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE  
1295 US HIGHWAY 1

DATE

LAST NAME

FIRST NAME

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

NORTH PALM BEACH

FL

33408

SELLER

CITY OR TOWN

STATE

ZIP CODE

SELLER SIGNATURE

DATE

O'Donoghue

ERIC

212

551-8438

10-30-14

230 E. 63RD ASSOCIATES, LLC  
BY: MICHAEL D'ALESSIO  
MANAGER

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York )  
County of New York ) SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

230 EAST 63RD ST 6  
Street Address Unit/Apt.  
MANHATTAN New York, 1417 1006 (the "Premises");  
Borough Block Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Michael P. D'Alessio 230 East 63rd - 6 Trust, LLC  
Name of Grantor (Type or Print) Name of Grantee (Type or Print)  
[Signature] [Signature]  
Signature of Grantor Signature of Grantee  
230 E. 63RD ASSOCIATES, LLC 230 EAST 63RD - 6 TRUST, LLC  
BY: MICHAEL D'ALESSIO, MANAGER BY: NICHOLAS A. MASTROIANNI, II  
Sworn to before me this 28 date of October 2014 Sworn to before me this 30 date of October 2014 AUTHORIZED SIGNATORY  
[Signature] MIRYAM S. FULD  
Notary Public, State of New York  
No. 01FU6087250  
Qualified in Bronx County  
Commission Expires February 10, 2015  
**JESSICA RAMOS**  
NOTARY PUBLIC, STATE OF NEW YORK  
No. 01RA6107499  
QUALIFIED IN BRONX COUNTY  
Commission Expires February 10, 2015

These statements are made with the knowledge that any false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

## Department of State: Division of Corporations

[Allowable Characters](#)

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## Entity Details

## THIS IS NOT A STATEMENT OF GOOD STANDING

**File Number:** 5482036 **Incorporation Date /** 2/14/2014  
**Formation Date:** (mm/dd/yyyy)  
**Entity Name:** 230 EAST 63RD-6 TRUST, LLC  
**Entity Kind:** Limited Liability Company **Entity Type:** General  
**Residency:** Domestic **State:** DELAWARE

## REGISTERED AGENT INFORMATION

**Name:** SK DELAWARE MANAGEMENT INC.  
**Address:** 225 SOUTH STATE STREET  
**City:** DOVER **County:** Kent  
**State:** DE **Postal Code:** 19901  
**Phone:** 302-734-7401

Additional Information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

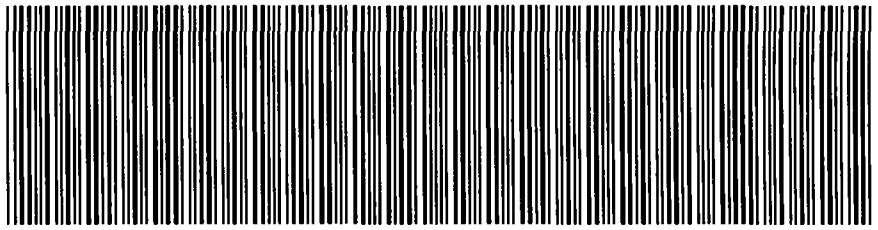
Would you like ☐ Status ☐ Status, Tax & History Information

For help on a particular field click on the Field Tag to take you to the help area.

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NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2014110700450001001E4C20

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2014110700450001

Document Date: 10-30-2014

Preparation Date: 11-12-2014

Document Type: DEED

Document Page Count: 5

PRESENTER:

CHICAGO TITLE INSURANCE CO. (PICK-UP)  
711 THIRD AVE, 5TH FLOOR  
3114-00104  
NEW YORK, NY 10017  
212-880-1200  
CTINYRECORDING@CTT.COM

RETURN TO:

CHICAGO TITLE INSURANCE CO. (PICK-UP)  
GOLENBOCK EISEMAN ASSOR BELL - JONATHAN  
HACKER  
437 MADISON AVENUE  
NEW YORK, NY 10022

Borough	Block	Lot	Unit	Address
MANHATTAN	1417	1006	Entire Lot 6	230 EAST 63RD ST
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

CROSS REFERENCE DATA

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

PARTIES

GRANTOR/SELLER:

230 E 63RD ASSOCIATES LLC  
12 WATER STREET SUITE 204  
WHITE PLAINS, NY 10601

GRANTEE/BUYER:

230 EAST 63RD - 6 TRUST LLC  
1295 US HIGHWAY 1  
NORTH PALM BEACH, FL 33408

FEES AND TAXES

Mortgage:

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 62.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 53,437.50

NYS Real Estate Transfer Tax:

\$15,000.00 + \$37,500.00 = \$ 52,500.00

RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK



Recorded/Filed 11-22-2014 12:31

City Register File No.(CRFN):  
2014000388804

*Jonathan M. Hill*

City Register Official Signature

17044430754



3114-00101  
New York

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**CONDOMINIUM UNIT DEED**

Dated: As of October 30, 2014

**230 E 63<sup>RD</sup> ASSOCIATES, LLC,**

to

**230 EAST 63RD - 6 TRUST LLC**

Premises known as:

The 230 E. 63<sup>rd</sup> Street Condominium  
Unit 6 (Penthouse)  
230 East 63<sup>rd</sup> Street  
New York, New York

Block: 1417  
Lot: **32 1006**  
County: New York

---

Record and return to:

Jonathan Hacker, Esq.  
Golenbock Eiseman Assor Bell & Peskoe  
437 Madison Avenue  
New York, NY 10022

**CONDOMINIUM UNIT DEED**

INDENTURE made as of this 30<sup>th</sup> day of OCTOBER, 2014, between 230 E 63<sup>RD</sup> ASSOCIATES, LLC, a Delaware limited liability company, having a place of business at c/o Michael Paul Enterprises LLC, 12 Water Street, Suite 204, White Plains, NY 10601 ("Grantor") and 230 EAST 63RD - 6 TRUST LLC, 230 E. 63rd Street, New York, NY 10065 ("Grantee").

**Witnesseth:**

In consideration of Ten (\$10.00) Dollars, and other good and valuable consideration paid by Grantee, Grantor hereby grants and releases to the Grantee the condominium unit described in Schedule A to this Deed.

TOGETHER with the benefits, rights, privileges, easements and subject to the burdens, covenants, restrictions provided for in the By-Laws and Rules and Regulations and easements all as set forth in the documents of the Condominium filed and recorded as aforesaid, all of which shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein.

SUBJECT TO all of the terms and conditions contained in the Declaration and By-Laws, as the same may be from time to time amended.

TO HAVE AND TO HOLD the premises therein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that it will receive the consideration for the conveyance and will hold the same as a trust fund to be applied first and for the purpose of paying the cost of the improvements before using any part of the same for any other purpose.

The use for which the Unit is intended is as a residential dwelling, subject to applicable governmental regulations and such other restrictions as are set forth in the Declaration and By-Laws. The Grantee accepts and ratifies the provisions of the Declaration, By-Laws and Rules and Regulations recorded simultaneously with and as part of the Declaration, and agrees to comply with all the terms and provisions thereof as the same may be amended from time to time by instruments recorded in the Office of the New York County Clerk.

The Grantor covenants that the Grantor has not done or suffered anything to be done whereby the Unit has been encumbered in any way whatsoever, except as set forth in the Declaration, By-Laws and Rules and Regulations, adopted pursuant to the By-Laws. This conveyance is made in the regular course of business actually conducted by the Grantor herein.

The terms "Grantor" and "Grantee" shall be read as "Grantors" and "Grantees" whenever the sense of this deed so requires.

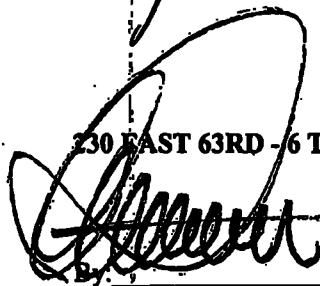
IN WITNESS WHEREOF, the Grantor and Grantee have duly executed this deed as of the day and year first above written.

2.  
230 E 63<sup>RD</sup> ASSOCIATES, LLC

By: 

Michael D'Alessio, Manager

230 EAST 63RD -6 TRUST LLC



Nicholas A. Mastroianni II

Authorized Signatory

170444401

ACKNOWLEDGMENTS

STATE OF NEW YORK )  
 ) ss:  
COUNTY OF NEW YORK )

On the 30<sup>th</sup> day of OCTOBER, 2014, before me, the undersigned, personally appeared Nicholas A. Mastroianni II, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.

  
\_\_\_\_\_  
Notary Public

MIRYAM S. FULD  
Notary Public, State of New York  
No. 01FU6087250  
Qualified in Bronx County  
Commission Expires February 10, 2015

**SEAL**

STATE OF NEW YORK )  
 ) ss:  
COUNTY OF WESTCHESTER )

On the 22 day of OCTOBER, 2014, before me, the undersigned, personally appeared Michael D'Alessio, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.

  
\_\_\_\_\_  
Notary Public

JESSICA RAMOS  
NOTARY PUBLIC, STATE OF NEW YORK  
No. 01RA6107499  
QUALIFIED IN BRONX COUNTY  
MY COMMISSION EXPIRES APRIL 5, 2016

**SEAL**

STATE OF NEW YORK )  
 ) ss:  
COUNTY OF NEW YORK )

On the \_\_\_\_ day of OCTOBER, 2014, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument in Greenwich, Connecticut.

\_\_\_\_\_  
Notary Public

**SCHEDULE A**

**Legal Description of Unit**

That certain condominium unit in the condominium known as The 230 E. 63<sup>rd</sup> Street Condominium, designated and described as Unit No. 6 (Penthouse) in that certain Declaration of Condominium, dated as of August 15, 2014, made by 230 E 63<sup>rd</sup> Associates, LLC pursuant to the Condominium Act of the State of New York (Article 9-B of the New York Real Property Law) and recorded on September 30, 2014, in the Office of the City Register of the City of New York, County of New York (the "Register's Office"), in CRFN 2014000OCTOBER3182, and also designated as Tax Lot 32 in Block 1417 of the Tax Map of the City of New York and on the floor plans of said building, certified by Vail Associates and filed on September 30, 2014, with the Clerk's Office as CRFN 20140003142;

**TOGETHER** with an undivided 21.23%% interest in the Common Elements (as such term is defined in the Declaration).

The land subject to the said Declaration of Condominium is described as follows:

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, being bounded and described as follows:

**BEGINNING** at a point on the southerly side of East 63<sup>rd</sup> Street, distant 180 feet westerly from the corner formed by the intersection of the westerly side of Second Avenue with the southerly side of East 63<sup>rd</sup> Street;

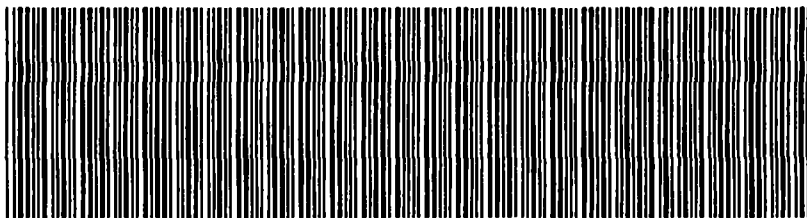
**THENCE** southerly parallel with Second Avenue, 100 feet 5 inches to the center line of the block;

**THENCE** westerly parallel with East 63<sup>rd</sup> Street, 25 feet;

**THENCE** northerly parallel with Second Avenue, 100 feet 5 inches to the southerly side of East 63<sup>rd</sup> Street;

**THENCE** easterly along the southerly side of East 63<sup>rd</sup> Street, 25 feet to the point or place of **BEGINNING**.

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**



**2014110700450001001S82A1**

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2014110700450001**  
**Document Type: DEED**

**Document Date: 10-30-2014**

**Preparation Date: 11-12-2014**

**ASSOCIATED TAX FORM ID: 2014102000343**

**SUPPORTING DOCUMENTS SUBMITTED:**

**Page Count**

**RP - 5217 REAL PROPERTY TRANSFER REPORT**  
**SMOKE DETECTOR AFFIDAVIT**

**3**  
**1**

110700450001001S82A1

1-6-7-0-4-4-0-1

C1. County Code            C2. Date Deed Recorded NOV 13 2014  
Month Day Year  
C3. Book            C4. Page             
OR  
C5. CRFN           



**RP - 5217NYC**

1. Property Location	230	EAST 63RD ST 6	MANHATTAN	10065
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE

2. Buyer Name	230 EAST 63RD - 6 TRUST LLC	
	LAST NAME / COMPANY	FIRST NAME

[illegible]

3. Tax Billing Address ☐ Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

LAST NAME / COMPANY		FIRST NAME

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the dead 1 # of Parcels OR ☐ Part of a Parcel

**4A. Planning Board Approval - N/A for NYC**  
**4B. Agricultural District Notice - N/A for NYC**

5. Deed Property Size                      X                      OR                      ACRES

**Check the boxes below as they apply:**  
**6. Ownership Type is Condominium**  
**7. New Construction on Vacant Land**

8. Seller Name: 230 E 63RD ASSOCIATES LLC

<b><u>LAST NAME / COMPANY</u></b>	<b><u>FIRST NAME</u></b>
-----------------------------------	--------------------------

9. Check the box below which most accurately describes the use of the property at the time of sale:

A <input checked="" type="checkbox"/>	One Family Residential	C <input type="checkbox"/>	Residential Vacant Land	E <input type="checkbox"/>	Commercial	G <input type="checkbox"/>	Entertainment / Amusement	I <input type="checkbox"/>	Industrial
B <input type="checkbox"/>	2 or 3 Family Residential	D <input type="checkbox"/>	Non-Residential Vacant Land	F <input type="checkbox"/>	Apartment	H <input type="checkbox"/>	Community Service	J <input type="checkbox"/>	Public Service

10. Sale Contract Date 2 / 19 / 2014  
Month Day Year

11. Date of Sale / Transfer 10 / 30 / 2014  
Month Day Year

12. Full Sale Price \$ 37,500.00

( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale 3

**14. Check one or more of these conditions as applicable to transfer:**

<b>A</b>	<input type="checkbox"/>	<b>Sale Between Relatives or Former Relatives</b>
<b>B</b>	<input type="checkbox"/>	<b>Sale Between Related Companies or Partners in Business</b>
<b>C</b>	<input type="checkbox"/>	<b>One of the Buyers is also a Seller</b>
<b>D</b>	<input type="checkbox"/>	<b>Buyer or Seller is Government Agency or Lending Institution</b>
<b>E</b>	<input type="checkbox"/>	<b>Deed Type not Warranty or Bargain and Sale (Specify Below )</b>
<b>F</b>	<input type="checkbox"/>	<b>Sale of Fractional or Less than Fee Interest ( Specify Below )</b>
<b>G</b>	<input type="checkbox"/>	<b>Significant Change in Property Between Taxable Status and Sale Dates</b>
<b>H</b>	<input type="checkbox"/>	<b>Sale of Business is Included in Sale Price</b>
<b>I</b>	<input type="checkbox"/>	<b>Other Unusual Factors Affecting Sale Price ( Specify Below )</b>
<b>J</b>	<input checked="" type="checkbox"/>	<b>None</b>

15. Building Class R 1 16. Total Assessed Value (of all parcels in transfer) 0

**17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )**

MANHATTAN 1417 1006

201410200034320106

**CERTIFICATION PAGE  
(RP-5217NYC)**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

**BUYER:**

**230 EAST 63RD-6 TRUST, LLC,**  
a Delaware limited liability company

By: 

Name: Nicholas A. Mastroianni, II  
Title: Authorized Signatory

Date: October 30, 2014

Address (After Sale): 1295 U.S. Highway 1  
North Palm Beach, Florida 33408



**CERTIFICATION**

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**BUYER****BUYER'S ATTORNEY**BUYER SIGNATURE  
1295 US HIGHWAY 1

DATE

LAST NAME

FIRST NAME

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

NORTH PALM BEACH

FL

33408

**SELLER**

CITY OR TOWN

STATE

ZIP CODE

SELLER SIGNATURE

DATE

230 E. 63RD ASSOCIATES, LLC  
BY: MICHAEL D'ALESSIO  
MANAGER

2014102000343201

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WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

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That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Michael P. DiAlessio 230 East 63rd - 6 Trust, LLC  
Name of Grantor (Type or Print) Name of Grantee (Type or Print)  
[Signature] [Signature]  
Signature of Grantor Signature of Grantee  
230 E 63RD ASSOCIATES, LLC 230 EAST 63RD - 6 TRUST, LLC  
BY: MICHAEL DIALESSIO, MANAGER BY: NICHOLAS A. MASTROIANNI, II  
Sworn to before me Sworn to before me  
this 28th date of October 2014 this 30th date of October 2014 AUTHORIZED SIGNATORY  
JESSICA RAMOS  
NOTARY PUBLIC, STATE OF NEW YORK  
No. 01RA0107499  
QUALIFIED IN BRONX COUNTY  
MIRYAM S. FULD  
Notary Public, State of New York  
No. 01FU6087250  
Qualified in Bronx County  
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